

2020-013940

Klamath County, Oregon

10/28/2020 11:13:00 AM

Fee: \$87.00

Address of Grantor: (Name, Address, Zip)

Shayne A. Morgan and Kristy L. Morgan

--PO Box 1893--

--Klamath Falls, OR 97601--

After recording return to Grantee: (Name, Address, Zip)

Steven Riedy

--3836 Valinda Way--

--Klamath Falls, OR 97603--

**Until requested otherwise, send all tax statements to:
(Name, Address, Zip)**

Steven Riedy

--3836 Valinda Way--

--Klamath Falls, OR 97603--

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED
(Individual Grantor)**

SHAYNE A. MORGAN and KRISTY L. MORGAN, husband and wife, Grantor, conveys and warrants to
Steven Riedy, single man,

Grantee, the following described real property free of encumbrances, except as specifically set forth herein,
situated in KLAMATH County, State of Oregon, described as follows, to-wit:

**Lot 7, Tract 1458 - Thirteenth Addition to Sunset Village, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.**

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

The true and actual consideration paid for this transfer, stated in terms of dollars is, \$ 375,000.00

The Tax Account Number of the property is 895412.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON
LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT
ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY
ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES**

OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

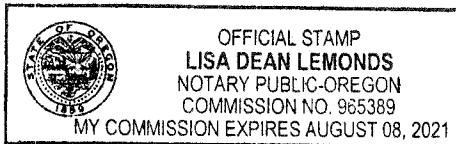
Dated this 29 day of September, 2020.



SHAYNE A. MORGAN


KRISTY L. MORGAN

STATE OF Oregon }
County of Lane } SS.

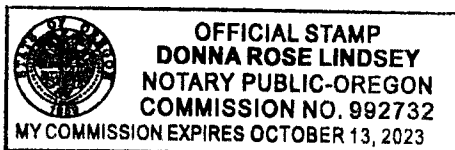
The foregoing instrument was acknowledged before me on this 30 day of Sept, 2020 by SHAYNE A. MORGAN.





Notary Public in and for the State of Oregon
My commission expires: 8/8/2021

STATE OF Oregon }
County of Klamath } SS.

The foregoing instrument was acknowledged before me on this 29th day of Sept, 2020 by KRISTY L. MORGAN.




Notary Public in and for the State of
My commission expires: 10/13/2023

Prepared under the direction of:
Don G. Carter
McEwen Gisvold LLP
1100 Southwest 6th Ave, Suite 1600
Portland, OR 97204